

**Grantee: Chula Vista, CA**

**Grant: B-08-MN-06-0504**

**July 1, 2009 thru September 30, 2009 Performance Report**

**Grant Number:**  
B-08-MN-06-0504

**Grantee Name:**  
Chula Vista, CA

**Grant Amount:**  
\$2,830,072.00

**Grant Status:**  
Active

**Submitted By:**  
No Submitter Found

**Disasters:**  
**Declaration Number**  
NSP

**Plan Description:**

**Recovery Needs:**

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$2,830,065.00
Total CDBG Program Funds Budgeted	N/A	\$2,830,065.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$283,000.00	\$283,000.00
Expended CDBG DR Funds	\$93,707.76	\$93,707.76
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

**Obligation Date:**

**Award Date:**

**Contract End Date:**

**Review by HUD:**  
Reviewed and Approved

## Progress Toward Required Numeric Targets

Requirement	Required	To Date
Minimum Overall Benefit Percentage	\$99.99	\$0.00
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$424,510.80	\$0.00
Limit on Admin/Planning	\$283,007.20	\$93,707.76
Limit on State Admin	\$0.00	\$0.00

## Progress Toward Activity Type Targets

## Progress Toward National Objective Targets

### Overall Progress Narrative:

Under the 2008-2009 Action Plan Amendment for NSP, the City identified three activities including Administration, a homebuyer program and an acquisition rehabilitation program. A number of homebuyer education classes have been held and five households have been precommitted for use of NSP funds. Responses to a Request for Qualifications is currently under review for an acquisition rehabilitation program.

### Project Summary

Project #, Project Title	This Report Period		To Date	
	Project Funds Budgeted	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	\$0.00	\$0.00	\$0.00
BCKT, Bucket Project	\$0.00	\$0.00	\$2,830,065.00	\$0.00

## Activities

**Grantee Activity Number:** NSP-1

**Activity Title:** NSP-1

**Activity Category:**

Acquisition - general

**Project Number:**

BCKT

**Projected Start Date:**

01/01/2009

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Planned

**Project Title:**

Bucket Project

**Projected End Date:**

01/01/2013

**Responsible Organization:**

City of Chula Vista, Redevelopment & Housing; 276 Fourth

**Overall**

**Jul 1 thru Sep 30, 2009**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$1,000,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$1,000,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

This NSP activity provides for the purchase and rehabilitation of residential and multi-family properties that have been abandoned or foreclosed upon in order to rent such homes and properties to low income families in accordance with NSP regulations. The City intends to issue a Notice of Funding Availability (NOFA) to partner not limited to a Community Housing Development Organization (CHDO) and/or a participating member of the San Diego Regional Continuum of Care Council to identify and purchase such properties while leveraging other available funding for rental housing. The purchase price must be priced at a discount consistent and appraised in accordance with HUD NSP requirements.

**Location Description:**

Program will be city-wide with priority given to the census tracts containing the highest existing and predicted foreclosure rates, based on data collected in Exhibits A - E. These have been designated as neighborhoods of high risk and include census tracts: 12402, 12500, 12600, 12700, 12900, 13000, 13205, 13206, 13303, 13306, 13307, 13308, 13309, 13310, 13311, 13312, 13313, 13410, 13412, 13416, 13418 and 13419.

**Activity Progress Narrative:**

A Request for Qualifications was released on April 24, 2009 for NSP 1 activities. Proposals were due May 26, 2009. Five responses were received and were review by a committee. One developer was selected based on their experience and capacity to carry out the desired project. Staff will take the committee's recommendations to the Chula Vista City Council on September 1, 2009 for authorization to enter into a formal agreement with developer to carry the City's NSP activities to acquire and/or rehabilitate NSP eligible properties for rental opportunities for households earning less than 50% of the Area Median Income.

**Performance Measures**

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Households benefitting	0	0	0	0/0	0/0	0/4

**Activity Locations**

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

#### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

**Grantee Activity Number:** NSP-2

**Activity Title:** NSP-2

#### Activity Category:

Acquisition - general

#### Project Number:

BCKT

#### Projected Start Date:

01/01/2009

#### National Objective:

NSP Only - LMMI

#### Activity Status:

Planned

#### Project Title:

Bucket Project

#### Projected End Date:

01/01/2013

#### Responsible Organization:

City of Chula Vista Department of Redevelopment and

#### Overall

#### Jul 1 thru Sep 30, 2009

#### To Date

**Total Projected Budget from All Sources**

N/A

\$1,547,065.00

**Total CDBG Program Funds Budgeted**

N/A

\$1,547,065.00

**Program Funds Drawdown**

\$0.00

\$0.00

**Obligated CDBG DR Funds**

\$0.00

\$0.00

**Expended CDBG DR Funds**

\$0.00

\$0.00

**Match Contributed**

\$0.00

\$0.00

**Program Income Received**

\$0.00

\$0.00

**Program Income Drawdown**

\$0.00

\$0.00

#### Activity Description:

Homebuyer Assistance will be provided to eligible homebuyers at or below 120% of the area median income, through homebuyer and housing rehabilitation assistance to stabilize communities within the City of Chula Vista that have the greatest need as discussed and identified under Section A, Areas of Greatest Need. The City plans to use 55% or \$1,547,065 of this funding as a financing mechanism (NSP First Time Homebuyer Assistance) to assist persons at or below 120% of area median income to acquire foreclosed or abandoned residential properties. Priority will be given to first-time homebuyers that are purchasing within the Targeted Neighborhoods and will closely mirror the City's existing program guidelines for the Shared Equity: Down Payment and Closing Cost Assistance Program, by providing gap financing, as follows: &bull; Homebuyers with household incomes that do not exceed 120% of area median income may borrow up to \$40,000. &bull; Homebuyers with household incomes that do not exceed 80% of area median income may borrow up to \$70,000. &bull; Up to \$24,999 of the total funds (\$40,000 or \$70,000) can be used towards home repair and rehabilitation. The Share Equity Homebuyer Assistance Program (NSP-FTHB) provides assistance to eligible homebuyers through homebuyer and housing rehabilitation assistance to stabilize communities within the City of Chula Vista that have the greatest need as discussed and identified on pages 1-3. Specifically, the NSP-FTHB program has been designed to meet the needs of homebuyers with very low, low, and moderate incomes who are unable to qualify for a mortgage and/or obtain the necessary down payment without gap financing. The home can be a single family residence, condominium, or townhouse dwelling. The home must be vacant and foreclosed upon or abandoned pursuant to NSP program guidelines, and must be used as the principal residence of the homebuyer. Priority is given to eligible homebuyers that are purchasing homes in specific target areas within the City Of Chula Vista. This program will provide secured loans as follows: a. The homebuyer's purchase price must be at least 1% (pursuant to HUD's NSP program guidelines) below the current market appraised value of the property pursuant to an appraisal dated within 60 days of the offer to purchase. The appraisal must conform to the requirements of 49 CFR 24.103. All eligible homebuyers must attend and complete at least 8 hours of homebuyer counseling from a HUD-approved housing counseling agency before obtaining a NSP-FTHB program loan. Priority will be provided to eligible first time homebuyers with

household incomes that do not exceed middle-income (120% of area median income). The value of the home may not exceed the City's HOME maximum purchase price. All loans will have no interest and will be secured by a Second Deed of Trust that is second in priority after the first Deed of Trust. All repayments to the City are deferred until sale, transfer, refinancing or full repayment of the first mortgage. In order to meet the NSP statutory deadlines to expedite commitment and expenditure of program funds, the City's existing FTHB program will be updated to reflect the NSP program requirements. The City NSP-FTHB program will include affirmative marketing, environmental clearance, compliance with the City's rehabilitation requirements and inspection standards, and lead-based paint requirements found in 24 CFR Part 35. [The City's NSP FTHB Program has also been designed to provide the homebuyers with housing rehabilitation assistance on an as needed basis. Eligible homebuyers may receive up to \$24,999 for rehabilitation. However, this will reduce the amount available for total DCCA Assistance (\$70,000 or \$40,000)]. b. After completion of the purchase, the rehabilitation program assistance must be used to make the home to a decent, safe, and habitable condition in accordance with the NSP-FTHB property standards. 5. Location Description: Program will be city-wide with priority given to the census tracts containing the highest existing and predicted foreclosure rates, based on data collected in Exhibits A - E. These have been designated as neighborhoods of high risk and include census tracts: 12402, 12500, 12600, 12700, 12900, 13000, 13205, 13206, 13303, 13306, 13307, 13308, 13309, 13310, 13311, 13312, 13313, 13410, 13412, 13416, 13418 and 13419

### Location Description:

Program will be city-wide with priority given to the census tracts containing the highest existing and predicted foreclosure rates, based on data collected in Exhibits A - E. These have been designated as neighborhoods of high risk and include tracts: 12402, 12500, 12600, 12700, 12900, 13000, 13205, 13206, 13303, 13306, 13307, 13308, 13309, 13310, 13311, 13312, 13313, 13410, 13412, 13416, 13418 and 13419

### Activity Progress Narrative:

The City has held over 8 classes both in English and in Spanish for potential home buyers in Chula Vista. Six families have been prequalified and are currently under review for participation in the City's homebuyer assistance program.

### Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/0
# of housing units	0	0	0	0/0	0/0	0/0
# of buildings (non-residential)	0	0	0	0/0	0/0	0/0
# of Households benefitting	0	0	0	0/0	0/0	0/22
# of Persons benefitting	0	0	0	0/0	0/0	0/0
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0
# of Parcels acquired by	0	0	0	0/0	0/0	0/0
# of Parcels acquired by admin	0	0	0	0/0	0/0	0/0
# of Parcels acquired voluntarily	0	0	0	0/0	0/0	0/0
Total acquisition compensation to	0	0	0	0/0	0/0	0/22

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

**Grantee Activity Number:** NSP-3

**Activity Title:** NSP-3

**Activity Category:**

Administration

**Project Number:**

BCKT

**Projected Start Date:**

01/01/2009

**National Objective:**

N/A

**Activity Status:**

Under Way

**Project Title:**

Bucket Project

**Projected End Date:**

01/01/2013

**Responsible Organization:**

City of Chula Vista Department of Redevelopment and

### Overall

### Jul 1 thru Sep 30, 2009

### To Date

**Total Projected Budget from All Sources**

N/A

\$283,000.00

**Total CDBG Program Funds Budgeted**

N/A

\$283,000.00

**Program Funds Drawdown**

\$0.00

\$0.00

**Obligated CDBG DR Funds**

\$283,000.00

\$283,000.00

**Expended CDBG DR Funds**

\$93,707.76

\$93,707.76

**Match Contributed**

\$0.00

\$0.00

**Program Income Received**

\$0.00

\$0.00

**Program Income Drawdown**

\$0.00

\$0.00

### Activity Description:

Administration funds will be utilized for staff costs associated with the management and administration of Chula Vista's NSP program, including planning, regulatory compliance (i.e underwriting loan, monitoring, inspections, etc.), contract administration, and fiscal management.

### Location Description:

City of Chula Vista Department of Redevelopment and Housing 276 Fourth Avenue Chula Vista, California 91910

### Activity Progress Narrative:

Administration funds were used to cover staff costs associated with the preparation of the 2008/2009 Annual Action Plan Amendment for use of NSP funds. These included the required data collection and planning document preparation. Subsequent to the approval of the NSP Plan, the City held a number of educational events for potential buyers in Spanish and English as well as classes for the real estate industry, including lenders and real estate and asset managers.

### Performance Measures

No Performance Measures found.

### Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

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